

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE VISTA RIDGE METROPOLITAN DISTRICT HELD APRIL 23, 2026

A regular meeting of the Board of Directors (the “Board”) of the Vista Ridge Metropolitan District (the “District”) was convened on Thursday, April 23, 2026, at 5:30 p.m. at the Vista Ridge Community Center located at 2750 Vista Parkway, Erie, CO 80516. The meeting was open to the public.

ATTENDANCE

Directors In Attendance:

Michael Lund, President
William Mathe, Treasurer
John Z. Ocwieja, Assistant Secretary
Todd Sargent, Assistant Secretary (for a portion of the meeting)

Following discussion and upon motion made by Director Ocwieja, seconded by Director Mathe, and upon vote unanimously carried, the absence of Director Wood was excused.

Also In Attendance:

Alex Simpson and David Rees; Public Alliance, LLC
Jeffrey Erb, Esq. and Jillian Martin, Esq.; Erb Law, LLC
Mike Hoefer, Lyle Fair, Tim Oldham and Conor Burgwald; Environmental Designs, LLC
Sean Smith; District resident

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

The meeting was called to order at 5:35 p.m.

Disclosure of Potential Conflicts of Interest: Annual conflict of interest disclosures were filed with the Secretary of State and deemed delivered to the Board. Attorney Erb requested that the Directors consider whether they had any new conflicts of interest which had not been previously disclosed. There were no additional disclosures made.

ADMINISTRATIVE MATTERS

Agenda: Mr. Simpson reviewed the agenda with the Board.

Following review, upon a motion made by Director Sargent, seconded by Director Ocwieja, and upon vote unanimously carried, the Board approved the agenda as amended to add a proposal from Environmental Designs, LLC for additional planting at Highway 7 and Vista Parkway entrance in the amount of \$21,962.01 for

RECORD OF PROCEEDINGS

the Board's consideration.

Public Comment: Mr. Smith addressed the Board and requested that trees be planted along the north side of Erie Trail to serve as a visual barrier from new construction. The Board directed District Management to obtain estimated pricing for the proposed work.

CONSENT AGENDA **Consent Agenda:** The Board considered approval of the following items:

- Approve Minutes of the March 26, 2026, Regular Meeting.
- Ratify approval of Change Order No. 78 with Environmental Designs, LLC for signal booster on pump house, in the amount of \$1,396.19.
- Ratify approval of Change Order No. 79 with Environmental Designs, LLC for hand digging on Skyline Drive, in the amount of \$7,023.18.
- Ratify approval of Change Order No. 80 with Environmental Designs, LLC for stormwater inspections, in the amount of \$1,529.42.
- Ratify approval of Change Order No. 81 with Environmental Designs, LLC for stormwater along Skyline Drive, in the amount of \$2,666.16.
- Ratify approval of Change Order No. 82 with Environmental Designs, LLC for stormwater inspections, in the amount of \$1,529.42.

Following discussion, upon motion duly made by Director Lund, seconded by Director Mathe, and, upon vote unanimously carried, the Board approved all Consent Agenda items.

FINANCIAL MATTERS

Payment of Claims: Mr. Simpson reviewed the payment of claims with the Board.

Following discussion, upon motion made by Director Ocwieja, seconded by Director Mathe, and upon vote unanimously carried, the Board approved the payment of claims for the period ending April 15, 2026, in the amount of \$498,467.12.

Schedule of Cash Position and Property Taxes Reconciliation: The Board reviewed the schedule of cash position through the period ending December 31, 2025, and Property Taxes Reconciliation.

Following discussion, upon motion made by Director Mathe, seconded by Director Ocwieja, and upon vote unanimously carried, the Board approved the schedule of cash position through the period ending December 31, 2025, and Property Taxes Reconciliation.

District Water Billing: Mr. Simpson discussed with the Board the potential transfer of District water billing responsibilities to CliftonLarsonAllen LLP. No action was taken by the Board.

RECORD OF PROCEEDINGS

LEGAL MATTERS **Water Matters:**

Resolution Regarding Non-Potable Water Use Rates: Attorney Erb reviewed with the Board the Resolution Adopting Non-Potable Water Rate and Fee Schedule.

Following discussion, upon motion made by Director Ocwieja, seconded by Director Mathe, and upon vote unanimously carried, the Board adopted the Resolution Adopting Non-Potable Water Rate and Fee Schedule, subject to finalization of the rate by legal counsel and District accounting using the approved calculation method.

Resolution Regarding Irrigation Water Curtailment and Drought Restrictions: Attorney Erb reviewed with the Board the Resolution Adopting a Water Use Policy During Drought Conditions.

Following discussion, upon motion made by Director Ocwieja, seconded by Director Lund, and upon vote unanimously carried, the Board adopted the Resolution Adopting a Water Use Policy During Drought Conditions.

District installation of irrigation controller for Columbine Mine Park: Mr. Simpson discussed with the Board the installation of irrigation controller for Columbine Mine Park. The Board remains agreeable to the District's installation of the controller, subject to finalization of the proposed agreement between the District and the Town of Erie regarding watering services for the park and the associated FRICO water lease. No action was taken by the Board.

Proposed Linda Johnston Homestead Estate Development: Mr. Simpson discussed with the Board ongoing coordination with Affinity Holdings related to the proposed Linda Johnston Homestead Estate Development.

Town of Erie:

Updated Term Sheet re Columbine Mine Park Irrigation Agreement: Attorney Erb reviewed with the Board the updated Term Sheet regarding proposed Columbine Mine Park Non-Potable Irrigation Agreement between the District and the Town of Erie. No action was taken by the Board, and Attorney Erb provided that the final agreement will be presented for formal approval at a future meeting.

Lease of 8.24 Shares of Marshall Lake Division of Farmers Reservoir & Irrigation Company ("FRICO") from Town of Erie – 2026 through 2030: Attorney Erb discussed with the Board the lease of 8.24 shares of Marshall Lake Division of FRICO from Town of Erie.

Following discussion, upon motion made by Director Ocwieja, seconded by Director Mathe, and upon vote unanimously carried, the Board approved the Lease terms, subject to final review by legal counsel and the Town of Erie and a correction in

RECORD OF PROCEEDINGS

Section 4 to replace “Lease Price per Acre Foot” to “Lease Price per Share.”

Transfer of Landscape Tracts from Town of Erie to District: Attorney Erb discussed with the Board the proposed transfer of certain landscape tracts from the Town of Erie to the District. It was noted that Attorney Erb will notify the Town of Erie of the District’s willingness to accept the tracts. Final instruments conveying the property will be presented for formal Board approval at a future meeting.

Other: There were no other legal matters.

OPERATIONS AND Construction Update: **MAINTENANCE** **MATTERS**

Landscaping Project Status Overview: Mr. Simpson provided an update to the Board on the status of the Landscaping Project.

Proposal from Lindquist Outdoor Lighting LLC for Installation of LED Lighting at Highway 7 and Vista Parkway Entrances: Mr. Simpson and Mr. Rees reviewed with the Board a proposal from Lindquist Outdoor Lighting LLC for installation of LED lighting at the Highway 7 and Vista Parkway entrance.

Following discussion, upon motion made by Director Ocwieja, seconded by Director Sargent, and upon vote unanimously carried, the Board approved the proposal from Lindquist Outdoor Lighting LLC for installation of LED lighting at the Highway 7 and Vista Parkway entrance in the amount of \$24,215.42, subject to finalization of terms and conditions by legal counsel. The Board also instructed legal counsel to review the District’s existing lighting inspection agreement regarding termination requirements.

Agreement for Services with Aquatics Associates, Inc. for Pond 17 Maintenance Services: Mr. Simpson reviewed with the Board the Agreement for Services with Aquatics Associates, Inc. for Pond 17 maintenance services.

Following discussion, upon motion made by Director Lund, seconded by Director Mathe, and upon vote unanimously carried, the Board ratified approval of the Agreement for Services with Aquatics Associates, Inc. for Pond 17 maintenance services.

Update Regarding Tracking and Coordination of Construction Restoration Items: Mr. Rees provided an update to the Board regarding tracking and coordination of construction restoration items.

9-Year Subscription Package for New Controller at Columbine Mine Park: Mr. Simpson reviewed with the Board a 9-year subscription package for new controller at Columbine Mine Park.

RECORD OF PROCEEDINGS

Following discussion, upon motion made by Director Lund, seconded by Director Sargent and, upon vote, unanimously carried, the Board approved the 9-year subscription package for the proposed new controller at Columbine Mine Park, subject to finalization of the Non-Potable Irrigation Agreement with the Town of Erie.

Request from Town of Erie for Additional Decoders in Columbine Mine Park and Return of Decommissioned Rain Bird Controllers: Mr. Simpson presented a request from the Town of Erie for the installation of additional decoders in Columbine Mine Park and the return of decommissioned Rain Bird controllers. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board approved the purchase of up to five (5) back-up decoders.

Preliminary Estimate for Fencing Replacement Capital Project: Mr. Simpson reviewed with the Board a preliminary estimate for the Fencing Replacement Capital Project. The Board discussed long-term planning for the project and instructed District accountant to begin appropriating funds for the project, to be completed over a three-year period, beginning in the 2027 budget.

Environmental Designs, LLC Maintenance Services: Mr. Rees provided an update to the Board regarding Environmental Designs, LLC maintenance services.

Change Order No. 75 with Environmental Designs, LLC for Additional Landscaping at Highway 7 and Vista Parkway Entrance: The Board reviewed Change Order No. 75 with Environmental Designs, LLC for additional landscaping at Highway 7 and Vista Parkway entrance.

Following discussion, upon motion made by Director Ocwieja, seconded by Director Mathe, and upon vote unanimously carried, the Board approved Change Order No. 75 with Environmental Designs, LLC for additional landscaping at the Highway 7 and Vista Parkway entrance in the amount of \$356,091.32. The Board instructed legal counsel and District management to work with the golf course to obtain an easement over the property for the project.

Ridgeview Ownership Outreach Campaign Related to District Landscaping Plans: Mr. Simpson discussed the status of outreach to property owners along Ridge View Drive regarding the District's landscaping project plans, noting he has been in touch with the majority of owners.

Change Order No. 83 with Environmental Designs, LLC for Additional Landscaping at Mountain View Boulevard and Heritage Place: The Board reviewed Change Order No. 83 with Environmental Designs, LLC for additional landscaping at Mountain View Boulevard and Heritage Place.

RECORD OF PROCEEDINGS

Following discussion, upon motion made by Director Sargent, seconded by Director Ocwieja, and upon vote unanimously carried, the Board approved Change Order No. 83 with Environmental Designs, LLC for additional landscaping at Mountain View Boulevard and Heritage Place, in the amount of \$21,074.83.

Change Order No. 85 with Environmental Designs, LLC for additional boring on Ridge View Drive: The Board reviewed Change Order No. 85 with Environmental Designs, LLC for additional boring on Ridge View Drive.

Following discussion, upon motion made by Director Lund, seconded by Director Ocwieja, and upon vote unanimously carried, the Board approved Change Order No. 85 with Environmental Designs, LLC for additional boring on Ridge View Drive, in the amount of \$22,197.91.

Ongoing Communication with District Residents in Coordination with the Homeowner Association: Mr. Simpson discussed with the Board the ongoing communication with District Residents in coordination with the Homeowner Association.

Tree Removal and Planting Project: Mr. Reese provided an update to the Board regarding the tree removal and planting project status.

Proposal from Environmental Designs, LLC for Planting: The Board reviewed a proposal from Environmental Designs, LLC for additional plantings to the existing landscaping along the Vista Parkway community entrance island median and tree lawns.

Following discussion, upon motion duly made by Director Lund, seconded by Director Ocwieja and, upon vote, unanimously carried, the Board approved the proposal from Environmental Designs, LLC for planting in the amount of \$21,962.

OTHER MATTERS

There were no other matters.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made, seconded and, upon vote, unanimously carried, the Board adjourned the meeting at 7:57 p.m.

Respectfully submitted,

Secretary for the Meeting

RECORD OF PROCEEDINGS
